

Town of Mashpee

16 Great Neck Road North, Mashpee, MA 02649

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Plan and Design Review Minutes April 1, 2014

**Minutes of Combined Meeting of
Mashpee Design Review Committee and
Mashpee Plan Review Committee
Held Tuesday, April 1, 2014
Mashpee Town Hall Waquoit Meeting Room**

Design Review Members Present: Joseph Cummings.

Plan Review Members Present:

Charlie Maintanis, Local Inspector
Tom Fudala, Town Planner
Joel Clifford, Fire Inspector
Glen Harrington, Health Agent
Catherine Laurent, DPW Director
Drew McManus, Conservation Agent (arrived 9:30 a.m.)

Audience: Geoff Spillane – Mashpee Enterprise

Charlie Maintanis called the meeting to order at 9:07 a.m.

Cotuit Solar, LLC
36 Savanna's Path
Owner – Conrad Geyser
Representative – Mike Aucoin

Mike Aucoin appeared and said they recently received subdivision approval to extend Savanna's Path road to Route 28 and that along with that submittal they went through extensive drainage design. He said everything before this meeting group was approved by the Planning Board.

- Goal is to extend that road to give property access off Route 28.
- Existing structure on site will be converted to offices; a solar barn to be built on the property will provide sufficient power for the building. Extra electricity generated will be sold to the grid.
- Mr. Aucoin showed solar barn concept to show side views of the barn, which is to be used for storage only. He said it is an 85X50 structure with higher front (18 feet tall) than back (10 feet tall).
- Mr. Aucoin said they went to Conservation Commission and are going back to them because they said small marshland is really a river so they have to show 200 foot buffer line. Mr. Aucoin said that because land was already cleared they will probably need a Notice of Intent.
- Whole building will be all office space; and addition to the building will also be all office.
- Compost toilets still planned to be there.
- Glen Harrington advised that septic inspection needed, but if still within 2 years of inspection that was done for the transfer then no septic inspection would be needed. However, if Applicant goes beyond the 2 years, then another inspection would have to be done.
- Glen said septic calculations to be done to show office space versus bedrooms. Mr. Aucoin said they had to add risers to the leaching.
- Mr. Aucoin said owner wants to have demo of the buildings to show what buildings could be like with "0" energy, but wouldn't be open to the public per se. Charlie Maintanis advised that a minimum of 1 van accessible handicap

parking space would be needed.

36 Savanna's Path (continued)

- Applicant going to ZBA for a waiver for gravel parking in the excess "overflow" parking area on the property. Charlie Maintanis asked whether Conservation voiced concern with gravel parking. Mr. Aucoin said "evidently not".
- Catherine Laurent questioned how the garage door on the side is to be accessed. Mr. Aucoin looked at the Plan and agreed with Catherine and he said the door may be a mistake and that he'll check on this.
- Catherine asked why width of pavement shown, if no access. Mr. Aucoin said that is for Fire Department access and they were putting in turn-around capability.
- Mr. Aucoin said a Knox lock box will be on the gate.
- Mr. Aucoin agreed that any signage on Sampson's Mill Road will be removed and no signage will be re-installed.
- Catherine asked who will be responsible for maintenance of the drainage system and maintenance of the road. Mr. Aucoin said the property will be required to maintain the drainage system. He said he doesn't foresee any association since there is only one owner.
- Charlie Maintanis commented that if doing any improvement to talk with Trinity Place people that are located there. The drainage easement is on their property.
- Catherine Laurent said also they will have to work out maintenance road issues.
- Tom Fudala said an easement document to the general public is to be recorded giving road traffic access. Also, a drainage easement to be given to owner(s) of Trinity Place property.
- Mr. Aucoin said they are going to ZBA for variances and a Special Permit.

Drew McManus advised that applicant came before the Conservation Commission. There was a change in wetland resource area. River front has to be depicted on Plan and engineer report to show river front and 200 foot setback from actual river—no buffer needed. Drew explained that because of the condition of the site, Conservation will look at parking lot, etc. to be sure it will not result in any adverse effect to river, habitat, etc.

Drew said a letter already went to Conrad advising that nothing should have been removed from the site. Drew said they had cut down trees that shouldn't have been cut and they were told they should cease and desist from any cutting activity. Drew said if Conservation Commission needs it to be a Notice of Intent they would tailor it more with conditions to be met.

If in-land banks, that has to be shown on the Plans as well.

Drew said probably the best approach would be to file a Notice of Intent. Mr. Aucoin said they are happy to do that.

Tom Fudala said the limit of work line should be noted on the Plans.

36 Savanna's Path (continued)

Motion: Catherine Laurent motioned to recommend approval to the ZBA with the following conditions:

- Applicant shall submit a maintenance plan for the drainage systems to the Town.
- Any signage on Sampson's Mill Road shall be removed and shall not be re-installed.
- Applicant shall submit copies of recorded easements (drainage and turn-around) to the Town.
- Van accessible handicap parking space at closest accessible space to be provided.
- Entire building to be office space.
- Septic System inspection is required if greater than 2 years from transfer.
- Septic calculations for the conversion from bedrooms to office space needs to be shown.
- Compost toilets are going to be part of the plan (not a requirement).
- Gate with Knox lock box to be added to the Plan.
- Clarify access to the garage doors.
- Maybe some mitigation requirements, but Conservation Commission to specify.

- Note regarding variance request for parking surface to be shown on Plan.

Glen Harrington seconded the motion; and it was approved by Plan Review and Design Review.

Approval of Minutes

Plan Review: Catherine Laurent motioned to approve the minutes of the Design Review and Plan Review combined meeting of March 18, 2014 as amended; Joel Clifford seconded the motion; and it was approved by Plan Review, with Drew McManus abstaining.

Design Review: Joseph Cummings approved the minutes of the Design Review and Plan Review combined meeting of March 18, 2014 on behalf of Design Review.

Adjournment... This joint meeting of Design Review and Plan Review adjourned at 9:50 a.m.

Respectfully submitted

Jean Giliberti
Recording Secretary